

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 14, 1966

Appeal No. 8895      Bernard S. Gewirz et al., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on September 20, 1966.

ORDERED:

That the appeal for a variance from the provisions of Section 3105.42(e) to permit dry cleaning and laundry pickup agency as an adjunct to apartment building located at 2401 Calvert Street, NW., lot 26, square 2132, be denied.

FINDINGS OF FACT:

- (1) The property is located in an R-5-C District.
  - (2) The appellant is requesting a variance to the provisions of Section 3105.42(e) to permit a dry cleaning pickup agency as an adjunct to an apartment building located at 2401 Calvert Street, NW., lot 26, square 2132.
  - (3) A certificate of occupancy has been issued for an apartment hotel. The building is presently used as an apartment building with 271 dwelling units. There are no hotel accommodations present. A valet shop has been operating completely enclosed within the building without a certificate of occupancy for 2 1/2 years.
  - (4) The property is located within 1/4 mile of the commercial business district, which contains a dry cleaning establishment. The Sheraton-Park Hotel to the rear and the Shoreham Hotel across the street also have valet shops.
  - (5) There was no opposition to this request.
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OPINION:

It is the opinion of the Board that this is an apartment building with 271 units and that the original certificate of occupancy did not include the valet services as an adjunct.

The building is within 1/4 mile of a commercial district which has a dry cleaning establishment. Valet shops are also located in two nearby hotels. The number of valet shops and their proximity to the apartment building do not indicate that there is either a need for additional services or that they are located at an unreasonable distance from the apartment building.